

REAL ESTATE NEWS, NOTES AND GOSSIP

Material Prices Continue to Rise in Spite of Marked Drop in Building.

In spite of the sharp decline in the amount of construction work undertaken, and the consequent falling off in the demand for building materials, the Dow Service Daily Building Reports record further advances in price in the material market this week and predict still others. Plaster of paris, rolled, ribbed and figured wall glass, roofers and firebrick are affected. Cement, second hand brick, lime and lumber, most of the metals and hollow tile are expected to move up. Limestone oil, however, has dropped, but this will not affect paint prices for some time.

New railroad freight rates have been discounted in the building trades as long ago as a year by terms of contract, whereas any change in hauling costs are to be borne or credited to the buyer. Very serious thought, however, is being centered by building interests in the treatment that building materials are to be accorded by the rate making powers. A increase of five per cent in the case of cement would average about ten cents a barrel to the consumer, whereas the same rate as applied to other merchandise would flow out to the consumer at the rate of a fraction of a cent a pound.

No further burden should be placed on building materials by the rate making powers if the home builder is to be favored in his struggle with enterprise, authorities maintain. Materials used in building construction are shipped in carloads. The majority of them are transported relatively short distances. They occupy the full carload contents or weight carrying capacity of the cars. The freight rates on general freight under the tariffs of June 25, 1918, were fixed at a war measure of 25 per cent. The average rate on building materials was 50 per cent. Building interests, financial interests and contractors are wondering whether this strange discrimination will be adjusted to a more equitable basis when the new tariffs are announced. Then the Government desired to retard building construction as a non-essential.

Today the Government is trying to encourage construction as the great national resource. The freight rate on sand, for example, is often many times the value of the sand in the pit, while on a silk shirt the cost of transporting it across the continent is so small a percent of the selling price as to be negligible.

An increase of even 50 per 100 pounds in the rate on silk shirts would be barely noticeable, whereas a 50 per cent increase in freight rates on building materials will have a very evident effect of further shutting the speculative builder out of the construction market and further aggravate the effect on building construction.

Dwelling Sold in Manhattan.

Shaw & Co. sold for James L. Van Rensselaer, at 135 West 15th street, a three story dwelling, 15x100.

MISCELLANEOUS LEASES.

The Charles P. Noyes Company leased for Leo J. Jones at 104 Front street the fourth floor for the Federal Navigation Company and also leased a store to Peter Theobald; also for the Noyes Seed Company the store floor at 83 Water street to Los Fabricantes Unidos, Inc.

Douglas Gibbons & Co. leased for Ring & Bing an apartment at 129 East Eighty-second street to Robert J. Adams.

J. B. English leased for Marcus & Goldstein, Inc. the two story garage to be erected at 230-234 West Forty-first street, 100x100, for twenty-one years at an aggregate rental of \$400.00.

Pease & Elinman leased to W. J. Elinman the four story dwelling at 11, 21, 31, 41, 51, 61, 71, 81, 91, 101, 111, 121, 131, 141, 151, 161, 171, 181, 191, 201, 211, 221, 231, 241, 251, 261, 271, 281, 291, 301, 311, 321, 331, 341, 351, 361, 371, 381, 391, 401, 411, 421, 431, 441, 451, 461, 471, 481, 491, 501, 511, 521, 531, 541, 551, 561, 571, 581, 591, 601, 611, 621, 631, 641, 651, 661, 671, 681, 691, 701, 711, 721, 731, 741, 751, 761, 771, 781, 791, 801, 811, 821, 831, 841, 851, 861, 871, 881, 891, 901, 911, 921, 931, 941, 951, 961, 971, 981, 991, 1001, 1011, 1021, 1031, 1041, 1051, 1061, 1071, 1081, 1091, 1101, 1111, 1121, 1131, 1141, 1151, 1161, 1171, 1181, 1191, 1201, 1211, 1221, 1231, 1241, 1251, 1261, 1271, 1281, 1291, 1301, 1311, 1321, 1331, 1341, 1351, 1361, 1371, 1381, 1391, 1401, 1411, 1421, 1431, 1441, 1451, 1461, 1471, 1481, 1491, 1501, 1511, 1521, 1531, 1541, 1551, 1561, 1571, 1581, 1591, 1601, 1611, 1621, 1631, 1641, 1651, 1661, 1671, 1681, 1691, 1701, 1711, 1721, 1731, 1741, 1751, 1761, 1771, 1781, 1791, 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